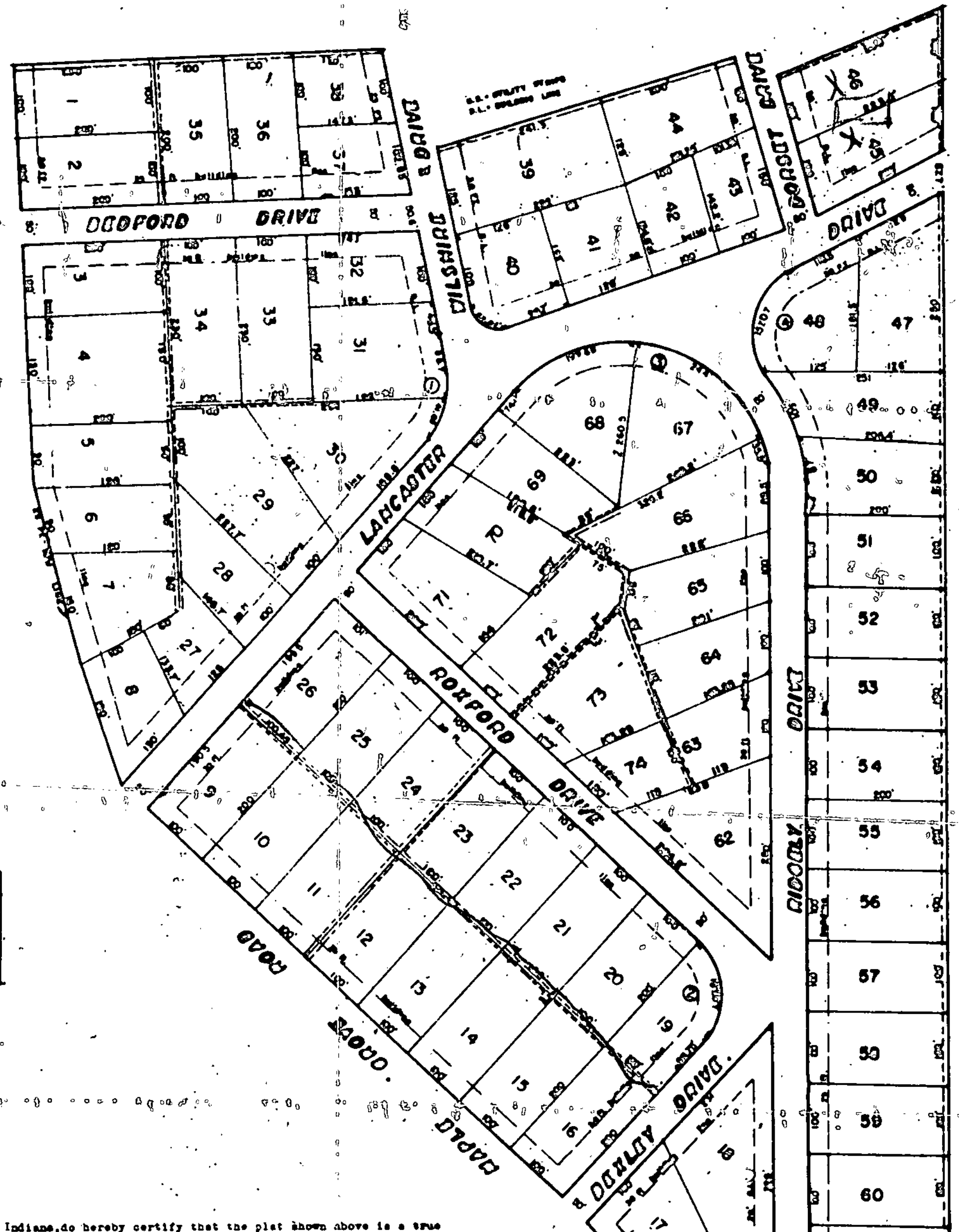
LANDCASTER PARK

LANCASTER PARK

1st ADDITION



CURVE DATA

NO	ANGLE	TAN	RAD
1	81-30	70	145.11
2	90-00	100'	100'
3	139-00	535	198.16
4	83-00	100'	94.89

I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the plat shown above is a true representation of the LANCASTER PARK ADDITION OF a part of the southeast quarter of section 18-T9N;R1W-in Monroe County, Indiana, and described as follows: Beginning at the southeast corner of the said southeast quarter; thence running north for 1807.7 feet; thence running south 68 degrees west for 300 feet; thence running north 17 degrees west for 46 feet; thence running south 73 degrees west for 491.3 feet; thence running north 12 degrees west for 144 feet; thence running south 87 degrees west for 530 feet and to the east right of way line of Maple Grove Road; thence running over and along the said east right of way line of the Maple Grove Road, the following courses and distances; South 3 degrees-30 minutes east for 590 feet; south 16 degrees east for 250 feet; south 20 degrees east for 180 feet; south 47 degrees-30 minutes east for 850 feet; and south 43 degrees east for 185.5 feet and to the south line of the said southeast quarter; thence leaving the east right of way line of the Maple Grove Road and running east over and along the said south line of the southeast quarter for a distance of 400 feet and to the place of beginning. Containing in all 37.26 acres, more or less.

Civil Engineer

[illegible]:- No lot, lots or parts thereof shall be used for business or commerical purposes. No live stock or poultry shall be confined, pastured, fed or maintained on any lot in this addition. There shall be only one dwelling house to each lot in this addition. No out side toilets shall be erected or maintained on any lot in this addition. No house trailers will be permitted in this addition.

[illegible]:-No dwelling house costing less than 12,000.00 dollars, or having less than 1000 square feet shall be erected in this addition.

BUILDING LINES:-Shown on this plat are the various building lines, between which lines and the property lines of the streets, no building, buildings or parts thereof shall be erected or maintained.

UTILITY STRIPS:-Shown on this plat are the six (6) foot utility strips, that are hereby reserved for the use of public utilities, and on or over which no permanent structure, structures shall be erected or maintained. No utility pole shall be placed within three (3) feet of any lot corner. All lot corners shall be protected during the placing of any underground carriers.

The right to enforce these restrictions by injunction is hereby dedicated to the owners of the various lots in this addition.
We, the undersigned, the owners of the real estate described herein, hereby acknowledge the execution of this plat, the same to be known as the LANCASTER PARK ADDITION of a part of the southeast quarter of section 18-T9N;R1W-in Monroe County, Indiana, and hereby dedicate the streets to the public.

APPROVED:-Monroe County Plan Commission.

President

Secretary

Owners

State of Indiana ss
County of Monroe
Personally appeared before me, a Notary Public in and for said county, this 11th day of July 195_
and acknowledged this
execution of the instrument above, for the purpose therein stated.

Notary Public

My commission expires 19__

138-60

CURVE #1 $\Delta = \frac{139°}{2} = 69°-30'$

TAN. = 535 FT.

RADIUS = 199.97 FT.

3738
535
18690
11214
18690
1999730

DEF. = 17-22-30
34-45-00
~~51-07-30~~
69-30-00

CHORD LENGTH = ~~58.67~~ 59.83 Corrected × 2 = 117.34 FT.

CURVE LENGTH = $2\pi R$ = 1256.55

$\frac{139}{360}$ = 38.7% = 486.29 FT.

199.97
.2984
79988
159976
179973
39994
58.671648
2
117.34

58.67
2) 117.34

58.83
8
470.64

199.97
6.2832
39994
59991
159976
39994
119992
1256.551504

486.29
12
7.55

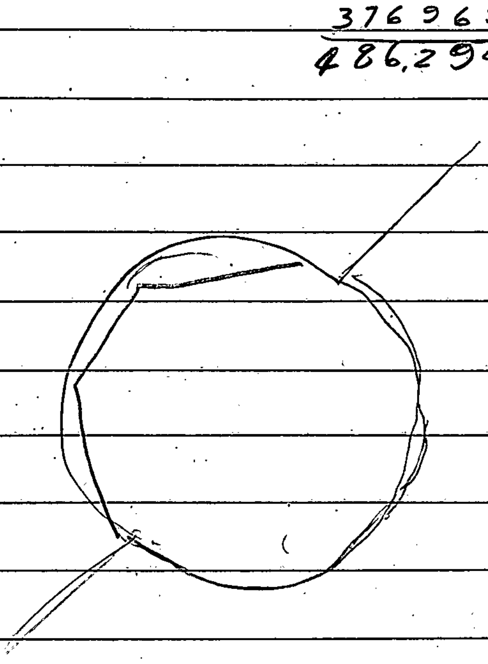
59.83
8
478.64

1256.55
.387
879585
1005240
376965
486.29485

199.68
35.50
235.18

486.29
235.18
251.11

9-59-03



117.34
4
469.36

CURVE #3 $L = \frac{139° - 69°-30'}{2}$

TAN. = 530 Ft.

RADIUS = 198.16 Ft.

DEF. = 17-22-30
31-45-00
51-07-30
69-30-00

CHORD LENGTHS = ~~113~~ 116 Ft.

CURVE LENGTH = $2\pi R = 1245.33$

$1245.33 \times 38.7\% = 481.94$ Ft.

3739
530
112170
18695
198167.0

198.2
5699
17838
178338
11892
9910
1125541.8

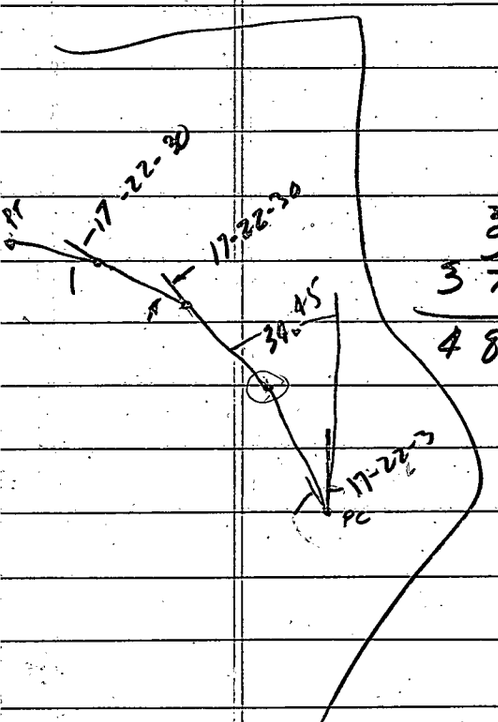
VOID

BUD;- I HAVE TO GO WITH THE COMMISSIONERS THIS P.M.

253.70
6.2832
250740
76110
202960
50740
152220
1594.04 7840

GO OUT & GET THE OTHER P.I. ANGLES FOR THE REST OF THE CURVES & COME BACK IN

1594.04
38.7
1115828
1275232
478212
28



1245.33
38.7
871731
996264
373599
481.94271

113
4
452

16.2832
198.2
123664
50264
565488
62832
1245.3824

113.
4
45.4

Maple Grove Add

Curve #1 ✓

$\Delta = 51-30 \div 2 = 25° 60' 45'$

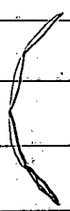
TANG. = 70 Ft.

Radius = Tan. x Cot. of ½ Δ = 145.11 Ft.

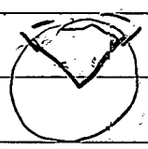
CDef. = 6-26-15
12-52-30
19-18-45
25-45

Chord Lengths = Sin. 12-52-30 x Rad. = Chord Length

Chord Lengths = 32.30 Ft.



Curve Length = $2\pi R$ = Circ. of Circle = 911.75



51:30 or $\frac{51.50}{360}$ = 14.3%

911.75 x 14.3% = 130.38 = Length of Curve

32.30
4
129.20

Curve #4 $\Delta = \frac{138-58}{2} = 69° 30$

TANG. = ~~530 Ft.~~ 600.

Rad. = ~~1418.62 Ft.~~ 1604.4'

$\frac{138-60}{2} = 69-30$

Def. 17-22-30
34-45-00
51-07-30
69-30.

Chord Lengths = ~~80.85 Ft.~~ 91.50'

$2\pi R$ = ~~8913.47~~ 1008.07 x 38.6 = ~~344.06~~ 389.09'

$\frac{138-58}{360}$ = 38.6%

88-66

98.44 00

CURVE #2 ✓

Δ = ~~89-06~~ / 2 = ~~44-33~~ (90.00)

TAN. = 100 FT.

RAD. = 100 × COT. 44-33 = ~~98.44~~ 100.00 FT.

DEF. = ~~11-8-15~~ 11-15
22-16-30 22-30
~~33-24-45~~ 33-45
~~44-33-00~~ 45-00

CHORD LENGTHS = SIN-22-16-30 × (RAD. 98.44) = ~~38~~ 38.0 FT.

CURVE LENGTH = 2πR = (618.52 FT.) ?

89-06 / 360 = 24.73%

618.52 × 24.73% = 152.96 = CURVE LENGTH

.1930 × 98.44 = 18.99920

.13789 × 98.44 = 13.5738916

6.2832 × 98.44 = 618.518208

89.06 / 360 = .2473

618.52 × 24.73 = 152.959996

1930.00 × 2 = 38.60

1950.00 × 2 = 39.00

19 × 2 = 38

38 × 4 = 152

37.30 × 4 = 145.20

45/2 = 22-30/2 = 11-15

LANCASTER PARK

AB

```
 1807.7          1807.7
  .0174          .1999.8
  72308        1446 16
126539        162693
18077        162693
31.45398     162693
             1807.8 38 46
```

BC

```
   .3746          .9271
     300            300
112.3800       278.1300
```

CD

```
  .9563          2923
     46            46
  57378         17538
 38252          11692
 43.9898        134458
```

DE

```
   .2923          .9563
   491.3          491.3
   28769          28689
   2923           9563
  26307          86067
 11692          38252
143.60699       468.83019
```

EF

```
 .0523        .9781       2079        .9986
   530          117        117          590
 15690        68467      14553        598740
 2615         9781       2079         49930
 27.7190      9781       2079         589.1740
              114.4377   24.3243
```

FG

```
  9986          9986          .9523
   530           590            590
 299580        598740         47670
 49930         49930          2615
 529.2580      589.1740       308.5370
```

GH

HI

```
  .9612          2756
    250           250
 480600        137800
 19224         5512
 240.3000      68.5000
```

I-J

```
   .9396          .3420
     180            180
  751680         273600
  9396           3420
 169.1280        61.5600
```

over

6755
850
337750
54040
574,1750

7372
850
3686 00
5897 6
626,6200

-JK-

7313
185.5
36565
36565
58504
7313
1356,5613

6820
185.5
34100
34100
54560
6820
1265,1100

over

$\frac{93-60}{2} = 16$

Curve #4 $\Delta = \frac{93^\circ}{2} = 46\text{-}30$

TAN. = 100 Ft.

RAD. = 100 x Cot. 46-30 = 94.8900 Ft.

2) 138
12
6

68-90 / 2 = 34-45 / 2 = 17-22-30

2.6746
530
802380
133730
1418.6180

17-22-30
17-22-30
34 45-00
17 22-30
51 67 30

52-07-30
17 22.30
69-30 00

8913.5
38.6
534810
713080
267405
344.06116

13
360) 139

56

80.85
4
32340

.5699

44-32-60
11-08-15
33 24 45
11-08 11
22-16-30
11-08-11
11-08-15

1418.62
.5699
1276758
1276758
851172
709310
808.471538

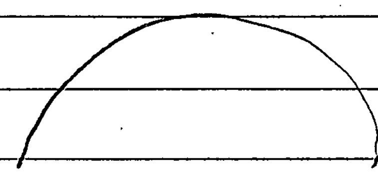
4) 44-32-60
11-08-15

4) 44-33
11-08-11

1418.62
6.2832
283724
425586
1134896
283724
851172
8913.473184

3.1416
2
6.2832

400 Around



2.674
600
16 04.400

69
2)139
12
19
12
10

.5699

1604.4
.5699
144396
144396
96264
80220
91.434756

91
80
11
4
44

3.1416
6.28

1008.00
38.6
604800
806400
302400
38908800

~~1604.4~~

1604.4
6.2832
32088
48132
128352
32088
96264
10080.76608

91.50
4
366.00

1008.0
39
9072
3024
39312

560

LANCASTER PARK

LINE	LENGTH	BEARING	LATITUDES		DEPARTURES		
			N	S	E	W	
AB	1807.7	NORTH	1807.70				
BC	300	S68W		112.38		278.12	
CD	46	N17W	44.00	13.5		13.44	
DE	491.30	S73W		143.61		468.83	
EF	144.00	N12W	140.85			29.93	(24.32)
FG	530.00	S87W		27.72		529.26	
GH	530.00	S3°30'E		588.87	35.99		
HI	250.00	S16E		240.30	68.90		
IJ	180.00	S20E		169.12	61.56		
JK	850.00	S47°30E		574.18	626.62		
KL	185.50	S43E		135.66	126.51		
LA	400	EAST			400.00		
			1992.18	1991.84	1319.69	1319.58	

92 65/127 +

45 12/31 +

478.29	483.39	483.39	483.39	483.39
5.10	4.91	5.36	5.12	4.90
483.39	478.48	478.03	478.27	478.49

483.39	483.39	483.39	483.39	483.39	483.39
4.78	4.90	5.96	5.52	5.42	4.94
478.61	478.49	477.43	477.87	477.97	478.45

483.39	483.39	483.39	483.39	483.39	483.39
5.22	4.59	4.74	6.28	6.20	5.44
478.17	478.80	478.65	477.11	477.19	477.95

483.39	483.39	483.39	483.39	483.39	483.39
4.86	5.50	4.50	4.00	5.47	5.26
479.53	477.89	478.89	479.39	477.92	478.13

483.39	483.39	483.39	483.39	483.39	483.39
5.14	5.52	5.96	4.22	3.94	3.62
478.25	477.87	477.43	479.17	479.45	479.77

483.39	483.39	483.39	483.39	483.39
4.22	3.62	3.06	2.56	1.38
479.17	479.77	480.33	480.83	482.01

483.39	483.39	483.39	483.39	483.39
2.00	2.60	2.88	2.78	3.68
481.39	480.79	480.51	480.61	479.71

LANCASTER PARK - DESCRIPTION

A PT. OF THE SE 1/4 OF SEC. 18-T9N; R1W.
BEG. @ THE S.E. COR. OF THE SAID SE 1/4; THENCE
RUNNING NORTH FOR 1807.7 FT; THENCE RUNNING
S 68 W FOR 300 FT; THENCE RUNNING N 17 W
FOR 46 FT; THENCE RUNNING S 73 W FOR 491.30 FT;
THENCE RUNNING N 12 W FOR 144 FT; THENCE RUNNING
S 87 W FOR 530 FT ± TO THE EAST R/W LINE OF
THE MAPLE GROVE ROAD.; THENCE RUNNING OVER &
ALONG THE SAID EAST R/W LINE OF THE MAPLE
GROVE ROAD THE FOLLOWING COURSES & DISTANCES;
S-3-30 E FOR 530 FT; S 16 E FOR 250 FT;
S 20 E FOR 180 FT. S 47-30 E FOR 850 FT ±
S 43 E FOR 185.5 FT ± TO THE SOUTH LINE
OF THE SAID SE 1/4; THENCE LEAVING SAID ROAD
& RUNNING EAST OVER & ALONG THE SAID SOUTH
LINE OF THE SE 1/4 FOR A DISTANCE OF 400 FT
± TO THE PLACE OF BEGINNING. CONTAINING IN
ALL 37.26 ACRES, MORE OR LESS.

ACREAGE - COMPUTATION

A = 800 x 400 = 320,000 □'

B = 30" = 10,000 x 30 = 300,000 □'

C = 6" = 60,000 □'

D = 31 □" = 310,000 □'

E = 547 x 200 = 109,400 □'

F = 453 x 250 = 113,250 □'

G = 225 x 200 = 45,000 □'

H = 11 x 200 = 2200 □'

I = 9.5 □' = 95,000 □'

ROADS = 550 x 50 = 27,500 □'
900 x 50 = 45,000 □'
700 x 50 = 35,000 □'
250 x 50 = 12,500 □'
400 x 50 = 20,000 □'
800 x 50 = 40,000 □'
400 x 50 = 20000 □'
1300 x 50 = 65,000 □'

TOTAL Sq. Ft.

1,619,850
23
4859 550
32 39700
37,256 550 Acres ±

CURVE # 5

Δ = 139 — 69-30
2
RAD. 150.00
RAD x TAN I/2 TAN. = 401.00 FT.

2.6746
150
1337330
26746
4011930

DEF. 17-22-30 — 8-41-15 52-07-30
34-45-00 17-22-30 60-48-45
51-07-00 26-03-45 69-30-00
69-30-00 34-45-00
43-26-15

CHORDS LENGTHS = 189.60 = 74.6 FT.
2

CURVE LENGTH

.2984
150
149200
2984
447600
2
89.52

CHORD LENGTH 5
FOR HAS 59.7

2πR = x% = 364.74 FT.
2

68-89-60
68-50-60

52-07-30
8-41-15
60-48-45
8-41-15
60
68-89-60
652 | 149.2

6.2832
150
3141600
62832
942480

149.2
4
596.8

89.52
4
358.08

74.6
8
596.8

1570.8
38.7
109956
125664
47124
6078996

942.48
38.7
659736
753984
282744
3647357.6

8-41-15
8-41-15
16 82 30
60
22 30

16-82-30 = 8-41-15
2

17-22-30
8-41-15
25 63 45

43-26-15
8-41-15
51 67 30
52-07-30

26-03-45
8-41-15
34 45 60
8-41-15
42 86 15
60
43-26-15

Jimmy Owens REALTY

CITY AND SUBURBAN
FARM PROPERTY

PHONE
7239

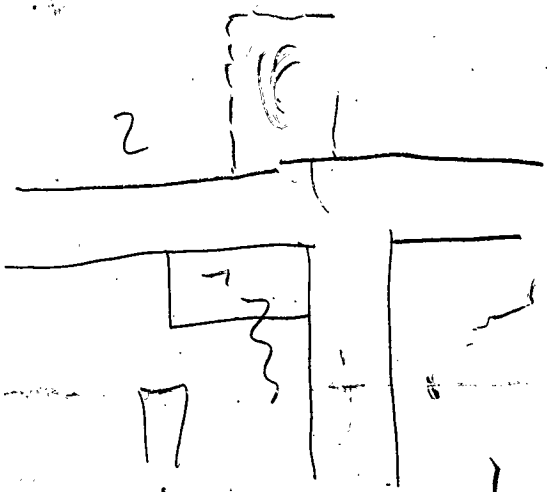
125½ W. Kirkwood — Bloomington, Indiana

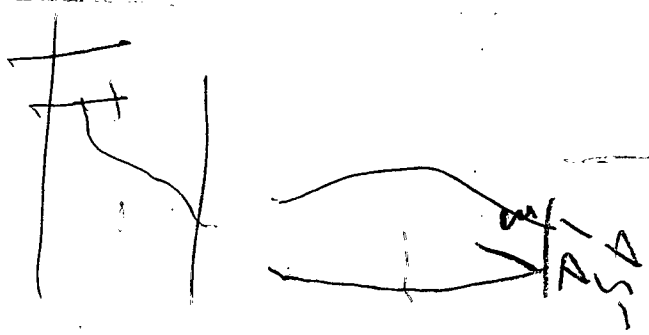
All that part of the South half of Section Eighteen(18); and the South half of the Northeast quarter of said Section Eighteen(18), all in Township Nine(9) North, Range One(1) West, which lies East of the public road. Said land containing One Hundred Twenty(120) acres,more or less, EXCEPTING THEREFROM the following described real estate, bounded and described as follows, to-wit: Beginning at a point that is Twenty-three Hundred Ten (2310) feet West of the Northeast corner of the South half of the said Northeast quarter and in the center of the Maple Grove Road, thence running East along the North line of the South half of said Northeast quarter a distance of Five Hundred Ninety(590) feet,more or less, to an old fence line corner, running thence South for a distance of Five Hundred Eighty (580) feet, more or less, to the center of the Maple Grove Road, running thence in a Northwesterly direction along the center line of the Maple Grove Road to the place of beginning, containing in said exception Five(5) acres,more or less .

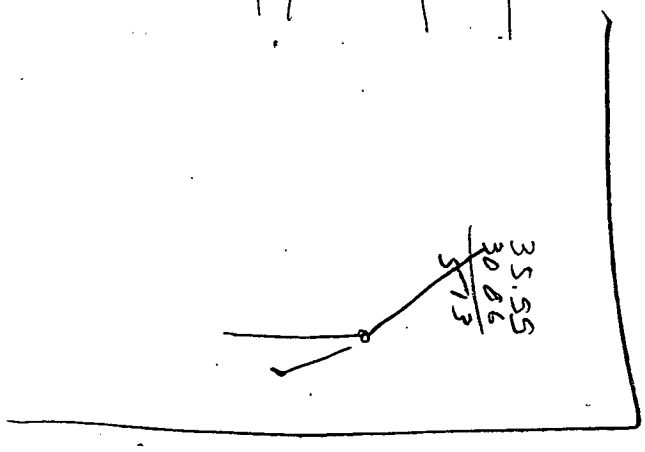
Subject to an easement to the Public Service Company of Indiana as set out in Deed Record 102, page 315, of the records of the Recorder of Monroe County, Indiana.

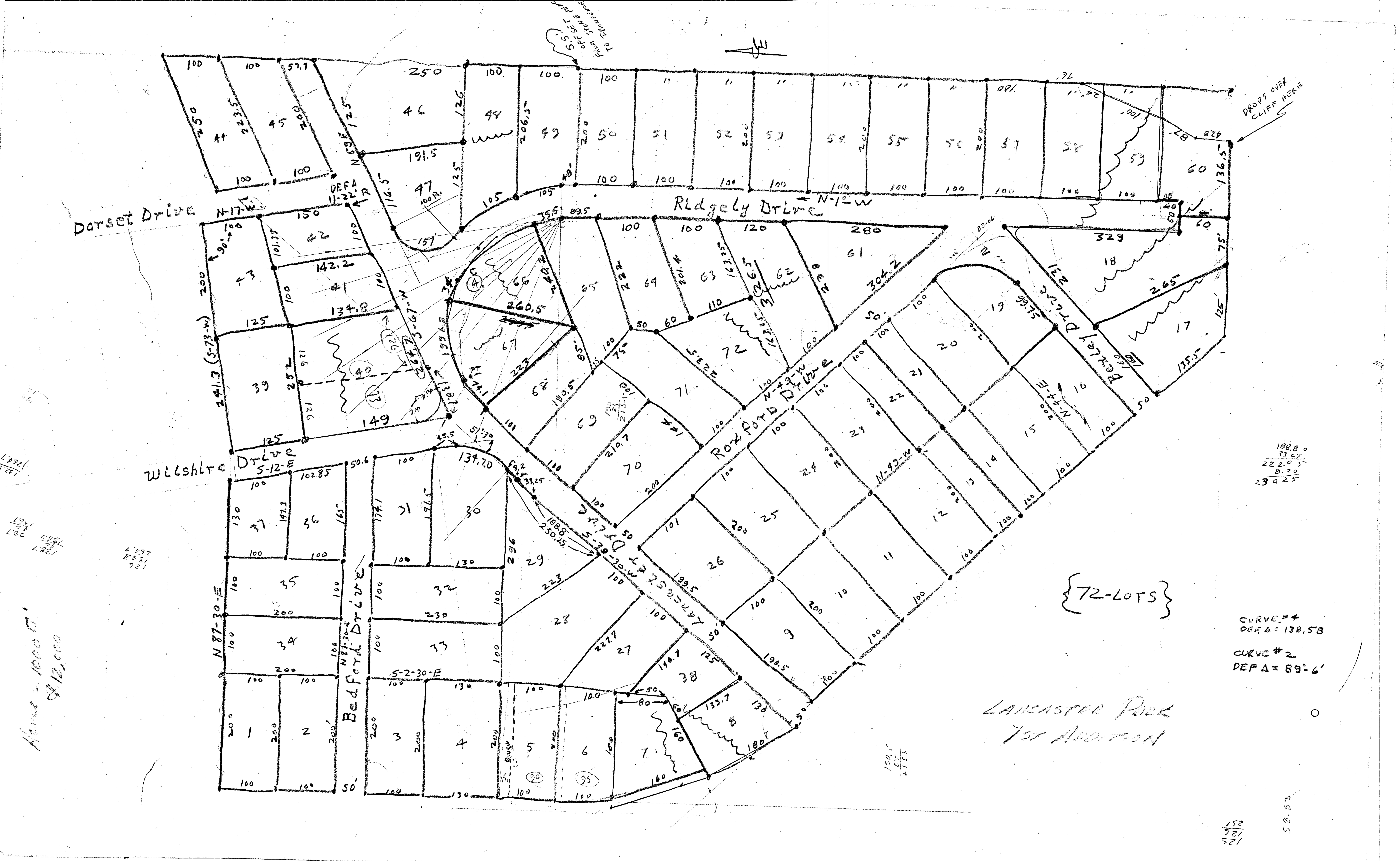
PURCHASED FROM
LFRED BROWN

304.2
304.2





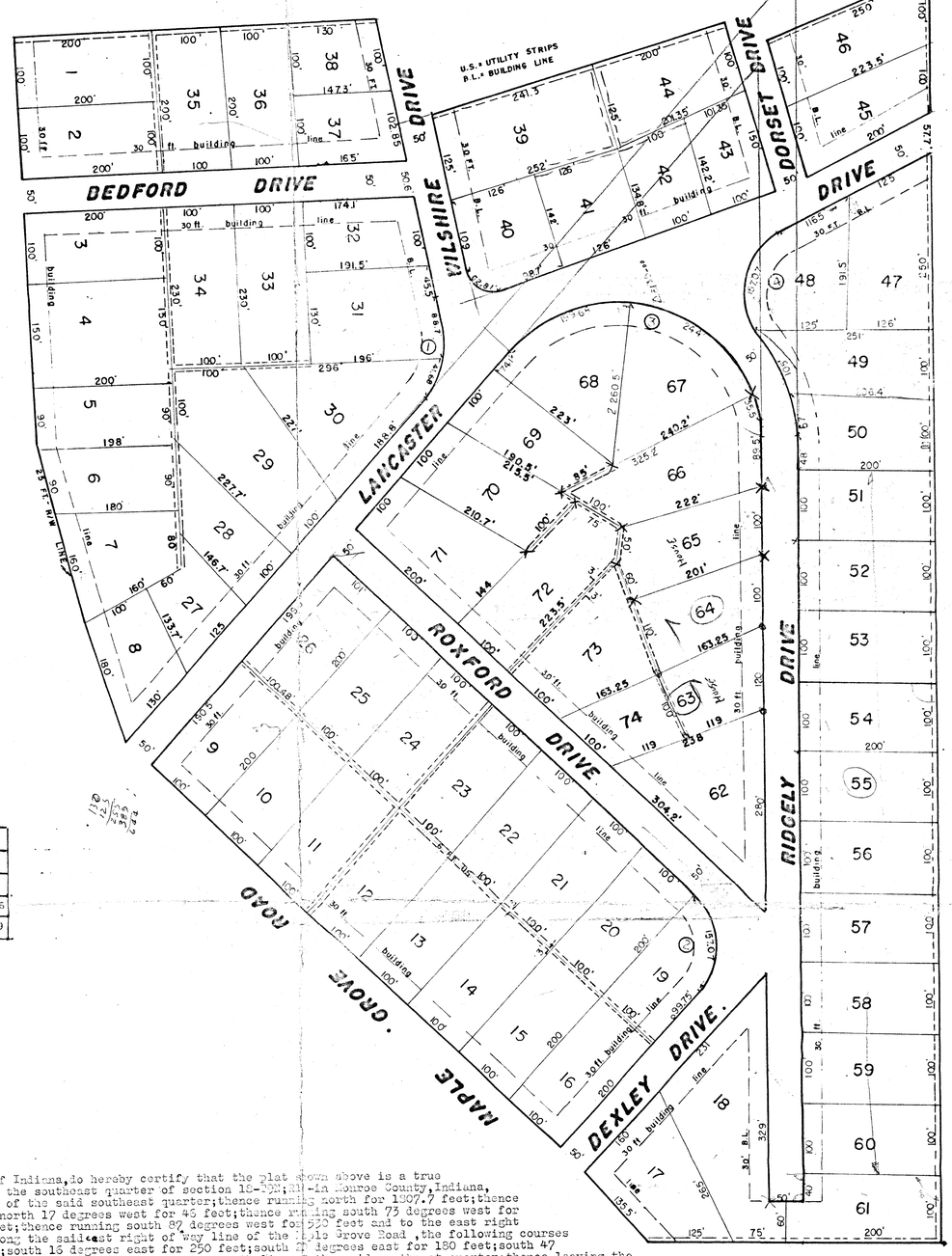




Dorset Drive
Ridgely Drive
Wilshire Drive
Roxford Drive
Bexley Drive
Bedford Drive
Lancaster Drive
DROPS OVER CLIFF HERE
{72-LOTS}
CURVE #4
DEF Δ = 138.58
CURVE #2
DEF Δ = 89° 6'
LANCASTER PARK
1ST ADDITION

LANCASTER PARK

1st. ADDITION



CURVE DATA

NO.	ANGLE	TAN.	RAD.
1	51-30	70	145.11
2	90-00	100'	100'
3	139-00	535	198.16
4	93-00	100'	94.89

I,the undersigned,a licensed civil engineer in the State of Indiana,do hereby certify that the plat shown above is a true representation of the LANCASTER PARK ADDITION OF a part of the southeast quarter of section 18-10N;R1W-in Monroe County,Indiana, and described as follows:Beginning at the southeast corner of the said southeast quarter;thence running north for 1307.7 feet;thence running south 68 degrees west for 300 feet;thence running north 17 degrees west for 45 feet;thence running south 73 degrees west for 491.3 feet;thence running north 12 degrees west for 144 feet;thence running south 82 degrees west for 520 feet and to the east right of way line of Maple Grove Road;thence running over and along the said east right of way line of the Maple Grove Road ,the following courses and distances;South 3 degrees-30 minutes east for 500 feet;south 16 degrees east for 250 feet;south 27 degrees east for 180 feet;south 47 degrees-30 minutes east for 850 feet;and south 43 degrees east for 135.5 feet and to the south line of the said southeast quarter;thence leaving the east right of way line of the Maple Grove Road and running east over and along the said south line of the southeast quarter for a distance of 400 feet and to the place of beginning.Containing in all 37.26 acres,more or less.

John T. Stapleton
Civil Engineer

USES:- No lot,lots or parts thereof shall be used for business or commerical purposes.No live stock or poultry shall be confined,pastured,fed or maintained on any lot in this addition.There shall be only one dwelling house to each lot in this addition.No out side toilets shall be erected or maintained on any lot in this addition.No house trailers will be permitted in this addition.

DWELLINGS:-No dwelling house costing less than 12,000.00 dollars,or having less than 1000 square feet shall be erected in this addition.

BUILDING LINES:-Shown on this plat are the variuos building lines,between which lines and the property lines of the streets,no building,buildings or parts thereof shall be erected or maintained.

UTILITY STRIPS:-Shown on this plat are the six (6) foot utility strips,that are hereby reserved for the use of public utilities,and on or over which no permanent structure,structures shall be erected or maintained.No utility pole shall be placed within three (3) feet of any lot corner.All lot corners shall be protected during the placing of any underground carriers.

The right to enforce these restrictions by injunction is hereby dedicated to the owners of the various lots in this addition.
We,the undersigned,the owners of the real estate described herein,hereby acknowledge the execution of this plat,the same to be known as the LANCASTER PARK ADDITION of a part of the southeast quarter of section 18-10N;R1W-in Monroe County,Indiana,and hereby dedicate the streets to the public.

APPROVED:-Monroe County Plan Commission.

_____President

_____Secretary

_____ Owners

State of Indiana
County of Monroe ss
Personally appeared before me,a Notary Public in and for said county,this_____day of_____ 19__

_____and_____and acknowled this

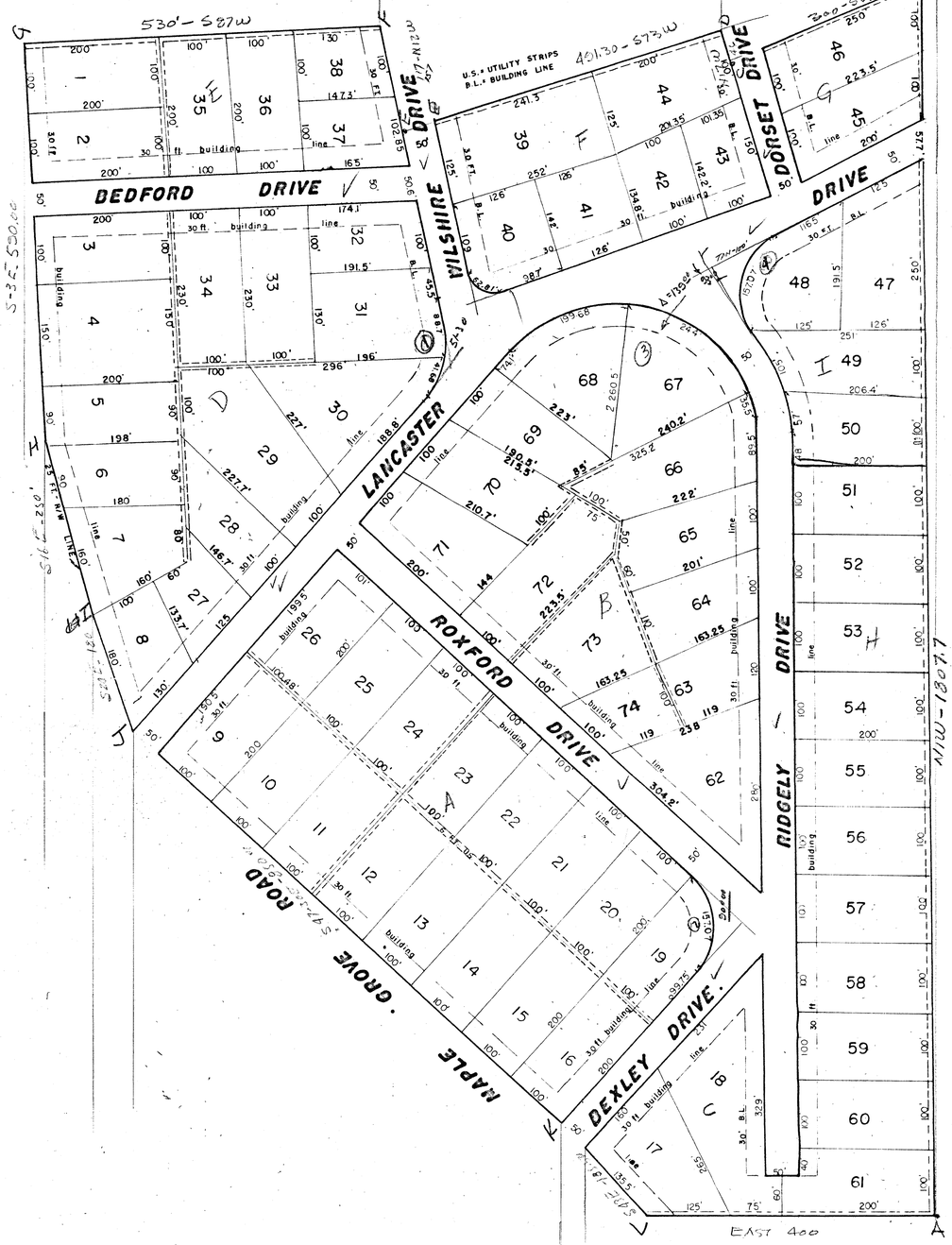
execution of the instrument above,for the purpose therein stated.

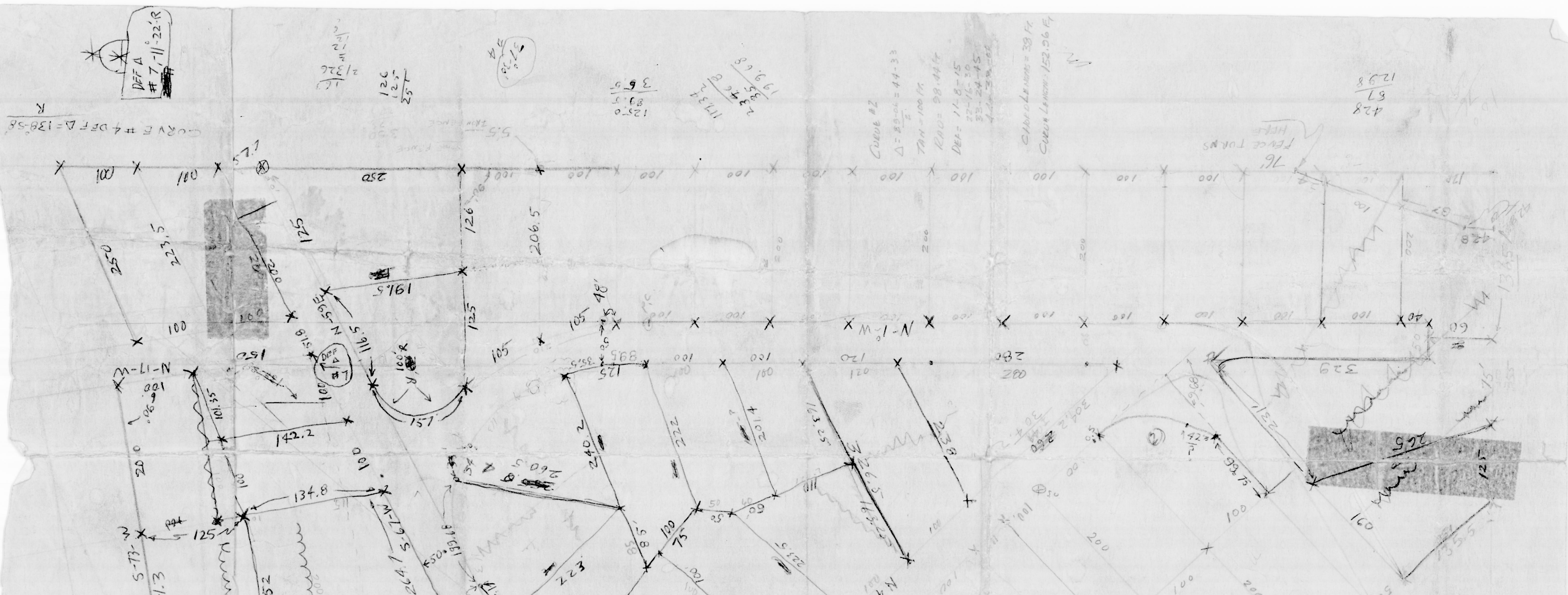
My commission Expires_____ 19__

_____
Notary Public

LANCASTER PARK

1ST. ADDITION




DEF Δ #7-11-22'R
CURVE #4 DEF Δ = 138-58 R
Curve #2
Δ = 89-06/2 = 44-33
TAN = 100 FT.
RAD = 98.44
DEF = 11-8-15
22-16-30
33-24-45
Chord Length = 38 Ft.
Curve Length = 152.56 Ft.
76' FENCE TURNS HERE
428
67
129.8
N-1°-W
N-17-W
S-73-W
S-12°-E
S-67-W
N-59-E
S-39-W
N-49-W
N-49-E
N 87-30 E
S-2-30-E
Curve 4
Δ = 138-58/2 = 69-30
TANG. = 535 FT.
RAD = 1418.62
DEF. - 17-22-30
34-45-00
51-07-30
69-30
Chord Lengths = 117.34
Curve Length = 481.94
CURVE #1
TAN = 70'
CHORD LENGTHS = 32.30 FT.
DFF Δ = 6-26-15
12-52-30
19-18-45
25-45
CURVE LENGTH - 130.38'
From last Curve to 70' Tan stake was 33.25
CURVE #2
DEF. Δ = 89°-6'
CURVE #5
CHORD LENGTH = 89.60
DEF. 17-22-30
34-45-00
51-07-00
69-30-00
CURVE #1 DEF ∠ 51°-30'
Check well
R/W Line
140 STAKES tot